

LOWER PLATTE SOUTH  
NATURAL RESOURCES DISTRICT




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LINCOLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

## Memorandum

**Date:** April 23, 2003  
**To:** Marvin Krout, Planning Director  
Lincoln / Lancaster County Planning Department  
**From:** Glenn D. Johnson, General Manager   
**Subject:** Comments on Proposed Comprehensive Plan Amendments

Several staff at Lower Platte South Natural Resources District have reviewed the proposed Amendments to the Lincoln/Lancaster Comprehensive Plan, and would offer the following comments:

### #4 - Southeast Upper Salt Creek Stormwater Master Plan

The Lower Platte South NRD has cooperated with the City of Lincoln in the development of the Southeast Upper Salt Creek Stormwater Master Plan. The District recommends "Concept Plan A - Preserving Existing Floodplain" as the most up-to-date, cost conscious, effective, and practical alternative and meets the current and foreseeable needs of the community while being the least intrusive to the natural environment. The NRD recommends the Master Plan be added as an amendment to the Comprehensive Plan.

### #8 - 84<sup>th</sup> & Havelock Avenue: by Lancaster County Events Center

The NRD is concerned about issues related to the filling of the flood plain. Portions of this tract would appear to need to be filled approximately 6 feet if developed. We are not aware of how much additional filling would be required beyond what has already been done. The NRD is acquiring flood plain easements upstream of the Murdock Trail. We are concerned that filling of the flood fringe in this area reduces total flood storage unless fill is utilized from within the flood plain.

### #9 - Hickman Horizon Plan: by City of Hickman

A coordinated effort between the City of Hickman and Lancaster County to address growth in these areas would be beneficial.



#### #10 – Stone Bridge Creek

The northeast corner of Stone Bridge Creek, near North 27<sup>th</sup> and Arbor Road contains saline wetlands and is located in the Little Salt Creek flood plain. Whatever the resultant zoning is for this particular area should be sensitive to these environmental resources.

#### #11 – 98<sup>th</sup> and O Street: by Kent Seacrest for Meginnis, Ridge and Southview

The NRD's Stevens Creek Watershed Plan (included in the current Comp Plan) includes the SkyRanch Farmpond which will impact over 75 acres of this site. The NRD is in the process of acquiring the necessary landrights (easements) to build this structure but have not acquired these easements at this time. The applicants have also requested we look into an alternate design to enlarge the structure and the NRD is considering this request.

#### #12 – South 60<sup>th</sup> and Highway 2

As noted in Mr. Huston's letter of February 19, 2003, the City and NRD are interested in continuing discussions on the possible inclusion of a water quality enhancement component on this property, separate from or in conjunction with their required stormwater detention. This activity would be consistent with the objectives in the Beal Slough Watershed Master Plan, which is a part of the 2002 Comprehensive Plan.

#### #13 – Highway 2 and Pine Lake Road: by Livingston Investments Inc.

This area is adjacent to Highway 2 and just downstream of Pine Lake dam. None of the area is mapped as 100-year floodplain but runoff issues exist due to several hundred acres of land that are being developed upstream and to the fact that the Pine Lake dam is located directly east of the property which was designed with only limited flood control capacity. We would recommend that whatever development is allowed require that buildings be located to allow ample room for runoff and passage of flood flows from the watershed.

#### #16 – North 70<sup>th</sup> and Arbor Road

The applicants included correspondence from the U.S. Army Corps of Engineers, dated April 18, 2000, relative to wetlands and Section 404 permit issues, for this land use change on this property. It would be advisable to request updated Corps of Engineers comments as there have been court decisions and regulation changes since 2000 that may be pertinent. In addition if the wetlands are saline, an issue may exist with the State-listed Endangered Species, the Salt Creek Tiger Beetle.

GDJ/bb

p.c.: Dean Petersen